

PB# 02-08

**John & MaryAnne
Kochan**

6-5-46.223

KOCHEN, JOHN & MARYANNE SUBDIVISION
UNION AVENUE (HILDRETH) 2 LOTS

02-08

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 12-10-2002

Map Number 5-03 City [X] Town [X] Village New Windsor 02-08
Section 6 Block 5 Lot 46223
Title: Kochan, John T. + Maryanne
Dated: 12-4-02 Filed: 1-15-03
Approved by James Petro, JR
on 12-10-02
Record Owner Kochan, John T + Maryanne

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003


PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110
APPLICANT: KOCHAN, JOHN & MARYANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/31/2002	ONE LOT REC FEE	CHG	1500.00		
01/02/2003	REC. CK. #8599	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00


1/3/03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

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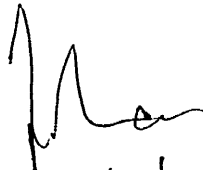
LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110

APPLICANT: KOCHAN, JOHN & MARYANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	REC. CK. #8299	PAID		300.00	
04/24/2002	P.B. ATTY FEE	CHG	35.00		
04/24/2002	P.B. MINUTES	CHG	13.50		
06/06/2002	POSTAGE FOR LEAD AGENCY L	CHG	2.40		
11/13/2002	P.B. ATTY. FEE	CHG	35.00		
11/13/2002	P.B. MINUTES	CHG	27.00		
12/17/2002	P.B. ENGINEER FEE	CHG	272.88		
01/02/2003	REC CK. #8600	PAID		85.78	
		TOTAL:	385.78	385.78	0.00


1/3/03

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#4-2003**

01/03/2003

#02-08 Approval See.
**Kochan, John
P O Box 4627
New Windsor, NY 12553**

**Received \$ 260.00 for Planning Board Fees, on 01/03/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110

APPLICANT: KOCHAN, JOHN & MARYANNE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/10/2002	PLANS STAMPED	APPROVED
11/13/2002	P.B. APPEARANCE . APPROVED SUBJECT TO MARK'S COMMENTS	LA/ND WVE PH APPR
04/24/2002	P.B. APPEARANCE . NEED CORRECTED E.A.F.	REFER TO ZBA
04/17/2002	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

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LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110

APPLICANT: KOCHAN, JOHN & MARYANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/31/2002	SUB. APPROVAL FEE	CHG	260.00		
01/02/2003	REC. CK. #8598	PAID		260.00	
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/13/2002

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110

APPLICANT: KOCHAN, JOHN & MARYANNE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/17/2002	MUNICIPAL HIGHWAY	/ /	
ORIG	04/17/2002	MUNICIPAL WATER	04/18/2002	APPROVED
ORIG	04/17/2002	MUNICIPAL SEWER	/ /	
ORIG	04/17/2002	MUNICIPAL FIRE	04/18/2002	APPROVED
ORIG	04/17/2002	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110
APPLICANT: KOCHAN, JOHN & MARYANNE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/17/2002	EAF SUBMITTED	04/17/2002	WITH APPLIC
ORIG	04/17/2002	CIRCULATE TO INVOLVED AGENCIES	04/24/2002	AUTHOR LETR
ORIG	04/17/2002	LEAD AGENCY DECLARED	11/13/2002	TOOK LA
ORIG	04/17/2002	DECLARATION (POS/NEG)	11/13/2002	DECL NEG DEC
ORIG	04/17/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	04/17/2002	PUBLIC HEARING HELD	/ /	
ORIG	04/17/2002	WAIVE PUBLIC HEARING	11/13/2002	WAIVE PH
ORIG	04/17/2002	AGRICULTURAL NOTICES	/ /	
ORIG	04/17/2002	BUILDING DEPT REFER NUMBER	/ /	

AS OF: 12/17/2002

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 8

FOR WORK DONE PRIOR TO: 12/17/2002

TASK-NO	REC	-DATE-	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
2-8	204304	04/17/02	TIME	MJE	WS KOCHAN	88.00	0.40	35.20			
2-8	204221	04/24/02	TIME	MJE	MC KOCHAN	88.00	0.50	44.00			
2-8	204946	04/24/02	TIME	MJE	MM Kochan Disapp 7BA	88.00	0.10	8.80			
2-8	204196	05/03/02	TIME	MJE	MC KOCHAN 2BA REF	88.00	0.50	44.00			
								132.00			
2-8	206937	05/30/02			BILL 02-663					-132.00	
										132.00	
2-8	209050	06/03/02	TIME	MJE	MC KOCHAN I/A LETTER	88.00	0.40	35.20			
2-8	209058	06/03/02	TIME	MJE	MC KOCHAN W/MM	88.00	0.20	17.60			
								52.80			
2-8	214974	08/01/02			BILL 02-897					-52.80	
										-52.80	
2-8	228479	11/12/02	TIME	MJE	MC KOCHAN SUB	88.00	0.40	35.20			
2-8	227828	11/13/02	TIME	MJE	MM Kochan Sub Cond APPL	88.00	0.10	8.80			
					TASK TOTAL			228.80	0.00	-184.80	44.00
					GRAND TOTAL			228.80	0.00	-184.80	44.00

12/17 Client 1/2 44
272.88



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: KOCHAN SUBDIVISION
(Former Jagger Property)
PROJECT LOCATION: UNION AVENUE
SECTION 6 – BLOCK 5 – LOT 46.223
PROJECT NUMBER: 02-08
DATE: 13 NOVEMBER 2002
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 3.97 +/-
ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS.
THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 24
APRIL 2002 PLANNING BOARD MEETING.

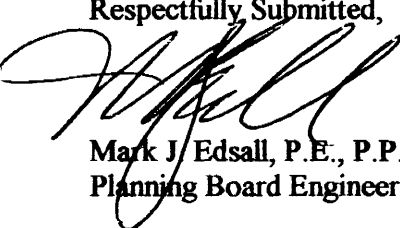
1. The property was previously before the board as the Jagger subdivision, with several lots and a Town Road. The current owner prefers a less intense subdivision of the property, without any roadway and only two lots.
2. The applicant was referred to the Zoning Board of Appeals following the April meeting. It is my understanding that the applicant has obtained all necessary variances.
3. The Planning Board previously authorized a Lead Agency Coordination letter which was sent on June 3rd. The Planning Board can now formally assume the position of Lead Agency for this action.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

6. Approval from the OCDPW is required. As part of the SEQRA circulation, a plan was sent. I am not aware of any response.
7. As per the 911 Policy of the Town, this project will require coordination of the 911 address numbering with the Fire Inspector.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW02-08-13Nov02.doc

REGULAR ITEMS:

KOCHAN, JOHN SUBDIVISION (02-08)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Proposed two lot residential subdivision. And your, let's see, this application involves subdivision of 3.9 acre parcel into two single family residential lots. What zone is this?

MR. BABCOCK: R-4.

MR. HILDRETH: This is R-4, I believe.

MR. PETRO: Applicant was referred to the Zoning Board of Appeals following April meeting, you obtained all necessary variances, why did you go there?

MR. HILDRETH: Why did I go to the Zoning Board? I was referred to the ZBA for lot width on lot number 2 because of the 60 foot strip going back and for the multi-family use which at the ZBA was determined to be pre-existing, so we got that cleared out and we got the variance for the lot width on lot number 2.

MR. PETRO: Where is this, up passed Tad Seaman's place?

MR. HILDRETH: Right across the street.

MR. BABCOCK: It's down below.

MR. HILDRETH: There's one lot in between.

MR. EDSALL: See the Town Hall driveway right on the plan.

MR. HILDRETH: This was seen as you say last April, referred to the zoning board, we saw, we went to the Zoning Board in June, got our variances, we sent 93 notices out, three people showed up and didn't have anything negative to say.

MR. PETRO: So you had a public hearing?

MR. HILDRETH: We had a public hearing. I have addressed Orange County Department of Public Works' comments, sent them a copy, I haven't heard back from them. And I have revised the EAF to reflect the fact that we needed the variance, there were no other issues at the time from the planning board and we got our variances and we're back.

MR. PETRO: Lead agency coordination letter was sent on the third of June, I would certainly say that time has elapsed. Entertain a motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Kochan subdivision on Union Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Let's talk about a public hearing, I know Mr. Hildreth mentioned once or twice already that he's had a public hearing and you said no one was there or three people?

MR. HILDRETH: Three people showed up, they had questions and they were not opposed at the ZBA.

MR. PETRO: You concur with that, Mr. Krieger?

MR. KRIEGER: Yes, I do.

MR. PETRO: Not that I doubt what you're saying but let's see what the attorney says. I think it's very minor in nature and I would entertain a motion to waive

the public hearing under our discretionary judgment.

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Kochan subdivision on Union Avenue.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. LANDER: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Kochan subdivision on Union Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: That's some sewer lateral you have here, what's that, 320 feet, what are they, 40 foot?

MR. HILDRETH: It's 40 feet.

MR. EDSALL: Just a suggestion that before you put it in in that location that you may want to contact if there's been additional progress made on the Seaman subdivision which is to your east, they are putting a sewer line that that's probably only quarter of the

distance away, you might be able to, it's going to be a public sewer in a private road but you might be able to work out an arrangement.

MR. HILDRETH: Does that touch this property?

MR. EDSALL: Yeah, right, where the 236 dimension is you can probably get into the sewer.

MR. HILDRETH: Timing is everything if it's in when he wants to build.

MR. ARGENIO: Who requires all the cleanouts?

MR. PETRO: Sewer department every 50 feet.

MR. ARGENIO: Regardless whether there's a bend or not every 50 feet?

MR. EDSALL: 75 feet.

MR. BABCOCK: Is it a six inch line?

MR. HILDRETH: No, it's four inch.

MR. EDSALL: Ultimately, before they issue the permit, they'll nail that down with you but you may have some benefit of a better location and that may affect the elevation of the house that you construct so I'd give it a little forethought.

MR. HILDRETH: Elevation-wise, there's plenty of room to maneuver, it's not tight at all.

MR. EDSALL: But you're going downgrade away from their subdivision so you--

MR. HILDRETH: The way this is shown, that's correct.

MR. EDSALL: If you want to go back to the Seaman subdivision, you may have to keep the house up or put an ejector in, either way, it will work.

MR. HILDRETH: Yeah.

MR. PETRO: If you make the basement 75 feet, you should be able to gravity feed right into it.

MR. LANDER: Is the County going to let you cut the road or bore?

MR. HILDRETH: Their comments have been responded to, it's back in their hands, they didn't have any comments that said no, we couldn't, just details, that's all.

MR. PETRO: Mark, you don't have anything else other than 911 add numbering and Orange County Department of Public Works?

MR. EDSALL: I see no reason why you couldn't look at the conditional approval and just let him get their issues taken care of.

MR. PETRO: Well, you have those two that I just read into the minutes so we'll do that as a subject to, I don't think there's anything else. You have the zoning boards comments on the map?

MR. HILDRETH: Yes, it was just a matter of dates of the variance and what the variance was for, lot width, it's done.

MR. PETRO: Motion for final approval. I'll read the subject-to's in.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Kochan subdivision on Union Avenue subject to OCDPW, response back from them with an approval and 911 numbering. Any other comments from the members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE

November 13, 2002

17

MR. LANDER

AYE

MR. PETRO

AYE

MR. PETRO: We have fire approval 4/18/02.



**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS**

Edmund A. Fares, P.E.
Commissioner

Edward A. Diana
County Executive

**P.O. Box 509, Route 17M
Goshen, New York 10924-0509
TEL (845) 291-2750 FAX (845) 291-2778**

November 29, 2002

**James Petro, Chairman
Town of New Windsor Planning Board
555 Union Ave.
New Windsor, New York 12553**

**Re: Minor Subdivision for John T. Kochan & Maryanne Kochan
County Road No. 69 – Union Ave.
Plans by: Grevas & Hildreth, PC
Dated: April 5, 2002, Last revised: 10/25/02**

Dear Mr. Petro:

This Department has reviewed the Plan for the above referenced Subdivision and Orange County Department of Public Works approval is hereby granted under the provisions of Section 239-f of the General Municipal Law. Therefore, it is now refereed back to your Board for action and/or approval.

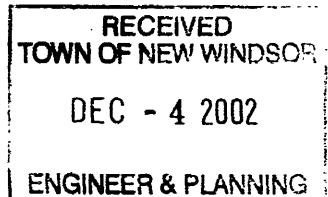
A Highway Work Permit must be secured from the Orange County Department of Public Works under Section 136 of the Highway Law prior to any site preparation or construction.

If you have any questions please contact this Office at your earliest convenience.

Very truly yours,


**Patrick T. Kennedy, L.S.
Senior Engineer**

**Cc: Charles W. Lee, P.E., Deputy Commissioner
Cesare L. Rotundo, P.E., Principal Engineer
Grevas & Hildreth, PC**





**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS**

Edmund A. Fares, P.E.
Commissioner

Edward A. Diana
County Executive

**P.O. Box 509, Route 17M
Goshen, New York 10924-0509
TEL (845) 291-2750 FAX (845) 291-2778**

June 12, 2002

**James Petro, Jr., Chairman
Town of New Windsor Planning Board
555 Union Ave.
New Windsor, New York 12553**

**Re: Minor Subdivision for John T. Kochan & Maryanne Kochan
County Road No. 69 – Union Ave.
Plans by: Grevas & Hildreth, PC
Dated: April 5, 2002, Last revised: 4/25/02**

Dear Mr. Petro:

This Department has reviewed the plan for the above referenced Subdivision and has the following comments.

- I. Provide a Profile for the Proposed Driveway to Lot #2. The proposed driveway must be graded at a -2% grade from the edge of travel lane (white line) for 25 feet. A vertical curve can not begin until the end of the required -2% grade.**
- II. Provide a Driveway Cross Section. The driveway entrance must be paved from the edge of travel lane for 25 feet.**
- III. Driveway Culvert: The Culvert may need to be relocated to the low point of the -2% grade. If so the existing drainage ditch will have to be relocated and graded to drain. The Culvert must have a minimum of 12" of Cover. The Culvert must have Flared End Sections and 10 feet of Rip-Rap.**
- IV. Provide Sight Distance measurements for the proposed driveway.**
- V. Controlled Density Backfill Detail: Revise the note for County notification from 24 hour notice to 48 hour notice.**

If you have any questions please contact this Office at your earliest convenience.

Very truly yours,

**Patrick T. Kennedy, L.S.
Senior Engineer**

**Cc: Charles W. Lee, P.E., Deputy Commissioner
Cesare L. Rotundo, P.E., Principal Engineer
✓ Grevas & Hildreth, PC**

4/13

P.B. #02-08



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor Planning Board

Reference No.: NWT 02M

County I.D. No: 6-5-46.233

Applicant: Kochan

Proposed Action: SEQR Lead Agency Coordination: Residential Subdivision: 2 parcels.

State, County, Inter-municipal Basis for Review: SEQR

Comments: We are in receipt of the notice declaring your intent to become Lead Agency under SEQR and have no objection to you assuming this designation.

Related Reviews and Permits:

County Action: Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: June 17, 2002


Commissioner of Planning

Mike
Babcock

ZONING BOARD OF APPEALS

June 10, 2002

AGENDA:

7:30 P.M. - Roll call - Motion to accept minutes of 4/22/02 & 5/13/02.

PRELIMINARY MEETINGS:

DID NOT HAVE P.B. FILE

SET UP
FOR P/H

1. **KOCHAN, JOHN** - Request for variances: Lot #1-use variance for multi-family with single family; and Lot #2- 40 ft. lot width at 572 Union Avenue in R-4 zone. (6-5-46.223).

SET UP
FOR P/H

2. **HUDSON VALLEY DRILLING** - Request for 2.4 ft. side yard variance for existing building at 1104 Route 94 in an NC zone. (67-4-16).

SET UP
FOR P/H

3. **WEISSMAN, STEVEN** - Request for 8 ft. side yard and 8 ft. rear yard to construct a shed, plus variation of Sec. 48-14A(1)(b) of the Supp. Yard Regs. to permit a 6 ft. fence between principle building and street at 324 Nina Street in an R-4 zone. (73-5-8).

PUBLIC HEARING:

APPROVED

4. **HOUSE OF APACHE** - Ref. By Planning Board for 13,008 sq. ft. lot area variance or Interpretation as to whether a lot area variance is necessary, to allow an access easement for Hannaford Bros. through the Monro Muffler (Apache) parcel located on Rt. 94 in a C zone. (70-1-2.1).

APPROVED

5. **DONOVAN, RAYMOND** - Request for 9 ft. rear yard ^{FOR DECK} 5 ft. 6 in. side yard and 6 ft. rear yard variance for existing shed and 9 ft. rear yard variance for existing deck at 204 Summit Drive in an R-4 zone. (8-1-18).

APPROVED

6. **WESTAGE CORP.** - Request for 22 sq. ft. sign area variance for freestanding sign for office park on Route 207 in an NC zone. (3-1-26.2).

APPROVED

7. **SMITH, ROBERT** - Request for 7.5 ft. side yard variance for existing shed at 6 Regimental Place in an R-4 zone. (49-2-4).

APPROVED

8. **DENHOFF DEVELOPMENT** - Request for 14 ft. maximum bldg. height and 22 parking space variance for construction of retail complex at 124 Windsor Highway in a C zone. (9-1-15.1)

Formal Decisions: (1) Digeratu (2) Fidanza (3) Dean (4) Caldwell (5) Strategic (6) Summit

Pat - 563-4630 (o) or 562-7107 (h) **APPROVED**

**OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 02-08

DATE: 5-3-2002

APPLICANT: KOCHAN, JOHN

572 UNION AVENUE

NEW WINDSOR, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED APRIL 17, 2002

FOR (SUBDIVISION/SITE PLAN) SUBDIVISION

LOCATED AT 572 UNION AVENUE

ZONE R-4

DESCRIPTION OF EXISTING SITE: SEC: 6 BLOCK: 5 LOT: 46.233

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

**LOT #1 USE VARIANCE FOR MULTI-FAMILY
WITH SINGLE FAMILY**

LOT #2 LOT WIDTH VARIANCE.

MICHAEL BABCOCK, BUILDING INSP.

REQUIREMENTS

ZONE R-4 USE SFR

PROPOSED OR
AVAILABLE

VARIANCE
REQUEST

MIN. LOT AREA	<u>43560</u>	<u>EXCEED</u>	<u>—</u>
MIN. LOT WIDTH	<u>100</u>	<u>60 FT</u>	<u>40 FT</u>
REQ'D FRONT YARD	<u>35</u>	<u>EXCEED</u>	<u>—</u>
REQ'D SIDE YARD	<u>15</u>	<u>EXCEED</u>	<u>—</u>
REQ'D TOTAL SIDE YARD	<u>30</u>	<u>EXCEED</u>	<u>—</u>
REQ'D REAR YARD	<u>40</u>	<u>EXCEED</u>	<u>—</u>
REQ'D FRONTAGE	<u>60</u>	<u>≠ EXL.</u>	<u>—</u>
MAX. BLDG. HT.	<u>35</u>	<u>MEET CODE</u>	<u>—</u>
FLOOR AREA RATIO	<u>1/4</u>	<u>1/4</u>	<u>—</u>
MIN. LIVABLE AREA	<u>1000</u>	<u>EXCEED</u>	<u>—</u>
DEV. COVERAGE	<u>30%</u>	<u>MEET CODE</u>	<u>—</u>
O/S PARKING SPACES	<u>1/4</u>	<u>—</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(856-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF
APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

POSSIBLE Z.B.A. REFERRALS

KOCHAN, JOHN & MARY ANNE SUBDIVISION (02-08)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot residential subdivision.

MR. HILDRETH: It's been a while since I've been here. My name is Bill Hildreth, I'm a land surveyor who prepared this subdivision plan. Very brief tonight because this requires a variance for which I would like to get a referral from the planning board and this property is right across the street. It was seen by this board over a lengthy period of time a number of years ago approved for 6 lots. Just as a refresher, if it looks familiar to anyone, that's what it is, it had a town road, there are two existing structures there that were, had their own lot on this one here, I placed it on its own lot there, it's virtually the same size, it's slightly bigger than this one, just slightly reconfigured, no town road. We're going to have one lot in the back that's 2.8 acres. The problem comes with the lot width which needs to be measured at the front yard setback. Obviously, the front yard setback is going to be on the 60 foot strip we have just used, it has to be measured from the street, so we need a referral to the ZBA for that. The other thing I'd like you to consider because I've done some research, I cannot determine how these two residences were addressed during this previous subdivision process. What you have is a pre-existing, non-conforming use here, as long as we're going to the ZBA, if that pre-existing, non-conforming use can also be referred, I wouldn't mind getting that taken care of, but it's been that way, it was bought that way by the current applicant. I don't know what your feeling is on that, but I need a referral at least for the lot width.

MR. PETRO: Motion to authorize lead agency coordination letter.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize lead agency coordination letter for the project Kochan subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: As far as we're going to go, just do the referral to the zoning board for what Mark's requesting at this time but bring it up at the zoning board.

MR. HILDRETH: If it comes back that way, okay, that's fine.

MR. PETRO: Motion to approve.

MR. ARGENIO: Motion for final.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Kochan subdivision on Union Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. KARNAVEZOS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary variances. Once you have received them, if you can receive them or if you do, put them on the map, you can then again

April 24, 2002

4

appear before this board for further review.

MR. HILDRETH: May I ask the engineer lot 3 do I fix that on the EAF or does the board?

MR. EDSALL: Why don't you, when you give me the copies to circulate it for lead agency, just give me a corrected EAF.

MR. HILDRETH: Thank you very much.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

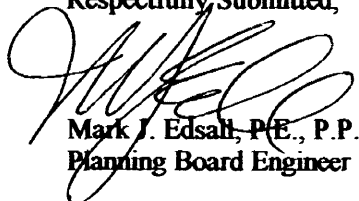
Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: KOCHAN SUBDIVISION
(Former Jagger Property)
PROJECT LOCATION: UNION AVENUE
SECTION 6 – BLOCK 5 – LOT 46.223
PROJECT NUMBER: 02-08
DATE: 24 APRIL 2002
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 3.97 +/- ACRE
PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS.

1. The property was previously before the board as the Jagger subdivision, with several lots and a Town Road. The current owner prefers a less intense subdivision of the property, without any roadway and only two lots.
2. The “required” bulk information shown on the plan is correct for the zone and use group. The “provided” value for lot width of proposed lot #2 is incorrect, since lot width is measured at the front yard setback line (width is approximately 60’). *A referral to the Zoning Board of Appeals is necessary since Proposed Lot #2 does not meet current code requirements.*
3. The short form EAF should be corrected under #8, indicating “No” and noting the required variance for lot width.
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. Orange County DPW appears to be the only other involved agency (besides the Town ZBA). The applicant should submit eight (8) sets of drawings and the corrected environmental form for this purpose.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW02-08-24Apr02.doc

PROJECT: Kochan, John Sub. P.B.# 02-08

Need Corrected EAF

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-8

NAME: KOCHAN, JOHN & MARYANNE - PA2002-0110

APPLICANT: KOCHAN, JOHN & MARYANNE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	REC. CK. #8299	PAID		300.00	
			-----	-----	-----
		TOTAL:	0.00	300.00	-300.00

1 Rec.
4/17/02

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#354-2002

04/17/2002

Kochan, John T. #02-08
P.O. Box 4627
New Windsor, N.y. 12553

Received \$ 50.00 for Planning Board Fees on 04/17/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 18, 2002

SUBJECT: Kochan Subdivision

Planning Board Reference Number: PB-02-08

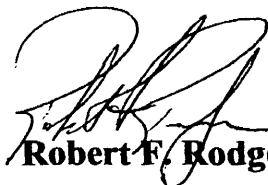
Dated: 17 April 2002

Fire Prevention Reference Number: FPS-02-022

A review of the above referenced subject subdivision plan was conducted on 18 April 2002.

This subdivision plan is acceptable.

Plans Dated: 5 April 2002.


Robert F. Rodgers

RFR/dh



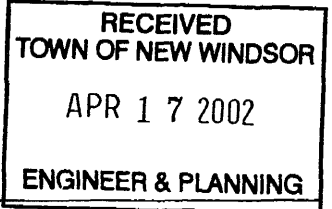
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **02-08** DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 4-22-02

THE MAPS AND/OR PLANS FOR:

John & Maryanne Kocher
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Town water is available for this project

☒ DISAPPROVED:

Notes:

Signature: Steve D. D. 4-18-02
Reviewed by: Date



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: -

WORK SESSION DATE: 17 April 02 PROJECT: NEW X OLD -

REAPPEARANCE AT W/S REQUESTED: Later RESUB. REQ'D: Full App

PROJECT NAME: Kochan

REPRESENTATIVES PRESENT: B. J. Wilder

MUNICIPAL REPS PRESENT:

BLDG INSP.	<u>-</u>	FIRE INSP.	<u>Rich</u>
ENGINEER	<u>X</u>	PLANNER	<u>-</u>
P/B CHMN	<u>-</u>	OTHER	<u>-</u>

ITEMS DISCUSSED:

STND CHECKLIST:

DRAINAGE -

DUMPSTER -

SCREENING -

LIGHTING -

(Streetlights)

LANDSCAPING -

BLACKTOP -

ROADWAYS -

- Previous Tupper sub
- lot width variance needed
- change "reloc." to "removed"
- widen drive to M/F

Myra next
agenda for
ZBA referral



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 6 Block 5 Lot 46.223

1. Name of Project JOHN T. KOCHAN & MARYANNE KOCHAN MINOR SUBDIVISION

2. Owner of Record JOHN & MARYANNE KOCHAN Phone 565-8675

Address: 572 UNION AVENUE NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone SAME

Address: SAME
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan GREGAS & HILDETH, L.S., P.C. Phone 566-6650

Address: 407 SOUTH PLANK ROAD, UNIT 3, NEWBURGH, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney — Phone —

Address —
(Street Name & Number) (Post Office) (State) (Zip)

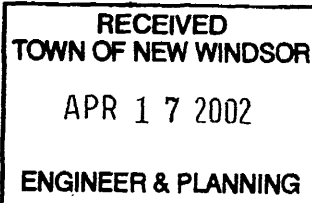
6. Person to be notified to appear at Planning Board meeting:

(Name) _____ (Phone) _____

7. Project Location:

On the NORTH side of UNION AVENUE 450 feet
(Direction) (Street) (No.)
EAST of CLARKVIEW ROAD
(Direction) (Street)

8. Project Data: Acreage 3.97 Zone R-4 School Dist. NCSD



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) TWO LOT MINOR SUBDIVISION
EXISTING STRUCTURES ON 1.1 ACRE PARCEL AND NEW 2.8 ACRE
PARCEL

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

5 DAY OF April 2002

John T. Koch
APPLICANT'S SIGNATURE

Linda Frustaci

NOTARY PUBLIC **LINDA FRUSTACI**
Notary Public, State of New York
No. 4949024

Qualified in Orange County
Commission Expires March 27, 2003

JOHN T. KOCH
Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR
DATE APPLICATION RECEIVED
APR 17 2002

ENGINEER & PLANNING

02-08

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JOHN KOCHAN, deposes and says that he resides
(OWNER)
at 572 UNION AVENUE, NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. 6 Block 5 Lot 46.223)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)
GREVAS & HILDRETH, L.S. PC. 407 So. PLANK RD. UNIT 3, NEWBURGH, N.Y. 12550
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 7-5-2002

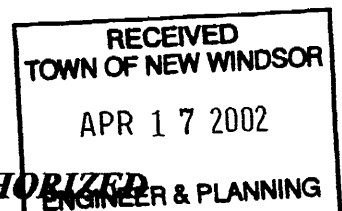
Maryanne M. Gahan
Witness' Signature

John T. Kochan
Owner's Signature

Applicant's Signature if different than owner

William B. Hildreth, L.S.
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**




02-08

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- * 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☒ ~~Neighboring~~ **Neighboring** owners and bounds.

TOWN OF NEW WINDSOR

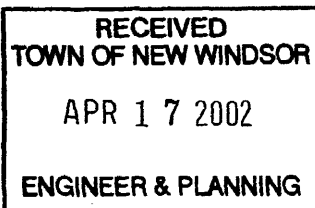
APR 17 2002

ENGINEER & PLANNING

Page 1 of 3

02-08

19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. N/A Include existing or proposed easements.
21. N/A Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

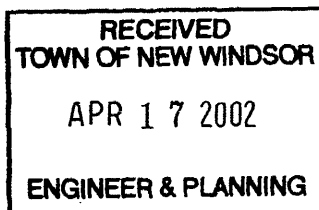
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: William B. Holsten, L.S. 4/5/02
Licensed Professional Date



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>JOHN & MARYANNE KOCHAN</u>	2. PROJECT NAME <u>JOHN T. KOCHAN & MARYANNE KOCHAN MINOR SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>NORTH SIDE OF UNION AVENUE (CO. RD. NO. 69) 450' EAST OF CLARKVIEW RD.</u> <u>572 UNION AVENUE</u> <u>TAX MAP SECTION 6 BLOCK 5 LOT 46.223</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>TWO LOT MINOR SUBDIVISION OF 3.97 ACRES. EXISTING STRUCTURES</u> <u>ON 1.1 ACRE PARCEL CREATING A NEW 2.8 ACRE PARCEL</u> <u>MUNICIPAL WATER AND SEWER SERVICE AVAILABLE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.97</u> acres Ultimately <u>3.97</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>AREA (BULK) VARIANCE FOR LOT WIDTH REQUIRED FROM ZONING BOARD OF</u> <u>APPEALS. REQUIRED IS 100'; PROVIDED IS 60' (VARIANCE OF 40')</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <u>TOWN HALL</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS</u> <u>DRIVEWAY PERMIT</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>JOHN & MARYANNE KOCHAN</u>	Date: <u>4/5/02</u>
Signature: <u>William B. Kibler, L.S. (PREPARED)</u>	REVISED No. 8 <u>4/25/02</u>

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If No, a negative declaration may be superseded by another involved agency.</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) NORTH SIDE OF UNION AVENUE (CO. RD. NO. 69) 450' EAST OF CLARKVIEW RD. 572 UNION AVENUE TAX MAP SECTION 6 BLOCK 5 LOT 46.223	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: TWO LOT MINOR SUBDIVISION OF 3.97 ACRES. EXISTING STRUCTURES ON 1.1 ACRE PARCEL CREATING A NEW 2.8 ACRE PARCEL MUNICIPAL WATER AND SEWER SERVICE AVAILABLE	
7. AMOUNT OF LAND AFFECTED: Initially 3.97 acres Ultimately 3.97 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: TOWN HALL	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS DRIVEWAY PERMIT	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: JOHN & MARYANNE KOCHAN	Date: 4/5/02
Signature: William B. Kibbutz, L.S. (PREPARED)	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
Date	

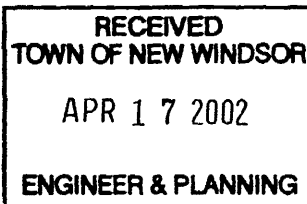
ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE
William B. Feldt



02-08